



Planning and Community Development Department
 2880 International Circle, Colorado Springs, CO 80910
 Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type C Application Form (1-2B)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- Administrative Relief
- Certificate of Designation, Minor
- Site Development Plan, Major
- Site Development Plan, Minor
- CMRS Co-Location Agreement
- Condominium Plat
- Crystal Park Plat
- Early Grading Request associated with a Preliminary Plan
- Maintenance Agreement
- Minor PUD Amendment
- Resubmittal of Application(s) (>3 times)
- Road or Facility Acceptance, Preliminary
- Road or Facility Acceptance, Final
- Townhome Plat

- Administrative Special Use (mark one)
- Extended Family Dwelling
 - Temporary Mining or Batch Plant
 - Oil and/or Gas Operations
 - Rural Home Occupation
 - Tower Renewal
 - Other _____

- Construction Drawing Review and Permits (mark one)
- Approved Construction Drawing Amendment
 - Review of Construction Drawings
 - Construction Permit
 - Major Final Plat
 - Minor Subdivision with Improvements
 - Site Development Plan, Major
 - Site Development Plan, Minor
 - Early Grading or Grading ESQCP
- /vacations (mark one)
 Vacation of Interior Lot Line(s)
 Utility, Drainage, or Sidewalk
 Easements
 Sight Visibility
 View Corridor

Application form shall be accompanied by all required support materials.

Please re-submit with pages are the same orientation and please make sure they are vertical and not sideways

For PCD Office Use:	
File #:	
Receipt #:	
App #:	

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es):	
SEE ATTACHED	
Tax ID/Parcel Numbers(s)	Parcel size(s) in Acres:
 	
Existing Land Use/Development:	Zoning District:
 	

- Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attached additional sheets if there are multiple property owners.

Name (Individual or Organization):	
1) <i>Monica Phelan</i>	
2) <i>Mark Phelan</i>	
Mailing Address:	
1) <i>10755 Howells Rd. Colo. Spgs. CO 80908</i>	
2) <i>4955 Austin Bluffs Pkwy Colo. Spgs. CO 80918</i>	
Daytime Telephone:	Fax:
1) <i>719.243.2677</i>	<i>NA.</i>
2) <i>719.243.2678</i>	
Email or Alternative Contact Information:	
1) <i>Monica @ Phelangardens.com</i>	
2) <i>Mark @ Phelangardens.com</i>	

Description of the request: (attach additional sheets if necessary):

<p><i>Seeking approval of a Major Site Development plan for 'The Shire at Old Ranch',</i></p> <p><i>See letter of intent for details.</i></p>

Property Information - Legal Description - The Shire at Old Ranch

A PARCEL OF LAND LOCATED IN THE SW1/4 OF THE SW1/4 OF SEC. 23 T. 12 S., R. 69 W. OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Address	Zoning	Legal Description	Parcel Number	Reception Number	Acres
3820 Old Ranch Rd.	RR-5	W 315 FT OF S2S2SW4 EX RDS SEC 23-12-66	6223000061	216003121	4.34
3890 Old Ranch Rd.	RR-5	E 385 FT OF W 715 FT OF S2S2SW4 EX S 30 FT SEC 23-12-66 19	6223000060	216003167	5.57
10655 Howells Rd.	RR-5	TRACT IN SW4SW4 SEC 23-12-66 AS FOLS, BEG ON W LN OF SD SW4 AT PT 660 FT N FROM SW COR THEREOF, TH N ON W LN 322.5 FT, E AT R/A 715 FT, S AT R/A 322.5 FT, TH W 715 FT TO POB EX W 30 FT	6223000059	216003151	5.07
10755 Howells Rd.	RR-5	TRACT IN SW4SW4 SEC 23-12-66 AS FOLS, BEG ON W LN OF SD SW4 AT PT 982.5 FT N FROM SW COR THEREOF, TH N ON W LN 322.5 FT, E AT R/A 715 FT, S AT R/A 322.5 FT, TH W 715 FT TO POB EX W 30 FT	6223000058	213027769	5.07
Total:					20.05



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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary).

Name (Individual or Organization):		Mark Phelan
The Shire at Old Ranch		Morica Phelan
Mailing Address:		
10755 Howells Rd.		
Daytime Telephone:	719. 574. 8058	Fax: N. A.
Email or Alternative Contact Information:		
Mark Phelan	719. 243. 2678	Mark @ phelngardens.com
Morica Phelan	719. 243. 2677	Morica @ phelngardens.com

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	SEE ATTACHED	
Mailing Address:	SEE ATTACHED	
Daytime Telephone:	SEE ATTACHED	
Email or Alternative Contact Information:	SEE ATTACHED	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature:		Date:	3/26/24
Owner (s) Signature:	M. Phelan	Date:	3/26/24
Applicant (s) Signature:		Date:	3/26/24
Applicant (s) Signature:	Kyle Katsos	Date:	3/26/24

Authorized Representatives

Name	Mailing Address	Telephone	email address
Kyle Katsos	4955 Austin Bluffs Parkway	719.359.2495	kyle@phelangardens.com
	Colorado Springs, CO 80918		
Mark Phelan	4955 Austin Bluffs Parkway	719.243.2678	mark@phelangardens.com
	Colorado Springs, CO 80918		
Monica Phelan	10755 Howells Road	719.243.2677	monica@phelangardens.com
	Colorado Springs, CO 80908		
Scott Harvey	10 Boulder Crescent St., #302-B	719.930.5146	sharvey@artofengineering.com
	Colorado Springs, CO 80903		
Bill Fisher	P.O. Box 1395	719.660.4356	bill@fisharch.com
	Palmer Lake, CO 80133		
Curtis Rowe	2 North Nevada Ave., Suite 300	720.480.9036	Curtis.Rowe@kimley-horn.com
	Colorado Springs, CO 80903		